

VILLAGE OF ALMONT

ORDINANCE NO. 159.11

AMENDMENT TO ALMONT VILLAGE ZONING ORDINANCE

ARTICLE 3

GENERAL PROVISIONS

An Ordinance to amend the Almont Village Zoning Ordinance No. 159, Article 3, Section 3.20 to amend the requirements for the parking and/or storage of trailers, motor homes, boats, and similar vehicles.

THE VILLAGE OF ALMONT ORDAINS:

Section 3.20 of Ordinance No. 159 is hereby amended to read as follows:

SECTION 3.20. OUTDOOR STORAGE AND/OR DISPLAY LOTS.

When permitted in a particular zoning district, an outdoor storage use shall be enclosed by an approved masonry wall or obscuring fence, as approved by the Planning Commission. The extent of such a wall or fence shall be determined by the Planning Commission on the basis of usage. Such wall or fence shall not be less than four feet six inches (4'6") in height and may, depending on land usage, be required to be eight (8) feet in height, and shall be subject further to the requirements of Section 5.01. A chain-link fence or a landscaped earth mound (berm), both with intense evergreen shrub planting, may be permitted by the Planning Commission. The Planning Commission may require vertical decorative or redwood pickets be installed in the fence where, in its judgment, it will better serve to obscure the open storage. Open storage areas shall be hard-surfaced with gravel or other suitable approved material and drained to meet Village engineering requirements. If open storage is to park wheeled vehicles, then it shall be paved to parking lot standards or provided with a surface acceptable to the Planning Commission based on use.

Outdoor businesses and uses having designated areas for displays and sales are prohibited unless first approved by the Planning Commission. Required parking areas for such businesses and uses shall be either asphalt or concrete.


Whenever a storage, display, or sales lot or area does not meet the specifications hereinafter set forth, the Building Inspector shall give notice to the property owner to repair same within a specified time, and if such repairs are not made in accordance with such notice, he shall order the lot or area closed forthwith; and such lot or area shall not be used for such purposes until repairs have been made and approved by the Building Inspector.

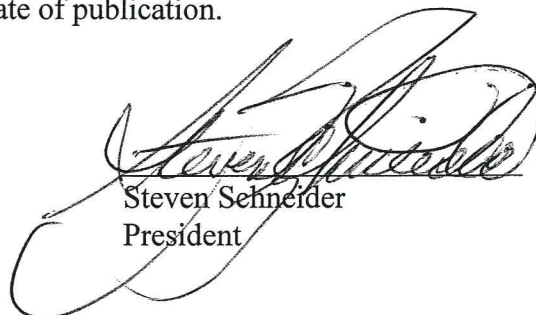
Automotive vehicles or trailers of any kind without current license plates shall not be parked or stored on residentially zoned property other than in a completely enclosed building.

The open parking and/or storage of a trailer, motor home, boat, or similar vehicle not owned by a resident of the Village, for periods exceeding twenty-four (24) hours on lands not approved for said parking or storage, shall be expressly prohibited, except that the Building Inspector may extend temporary permits allowing the parking of a trailer coach in a rear yard on private property not to exceed a period of two (2) weeks.

All trailers, motor homes, boats, and similar vehicles, owned by residents of the Village and stored on their individual lots, shall not be stored within any front yard or any required side yard except as described below; and shall, further, respect the requirements applicable to ACCESSORY BUILDINGS, Section 3.01, insofar as distances from principal structures, lot lines, and easements are concerned. The prohibition against storing such vehicles in the front yard or required side yard may be waived by the Zoning Administrator or his designee if, in the opinion of the Zoning Administrator or his designee, the physical characteristics of the resident's property create an undue hardship on the resident in conforming to this provision of the Ordinance. In such cases, residents of the Village may store such vehicles on the driveway leading to the principal residence or on an improved area within the front yard or required side yard sufficient to support the weight of the vehicle. The improved area shall be composed of gravel, asphalt, or concrete. No unoccupied mobile homes shall be stored on any lot.

The undersigned President and Clerk of the Village of Almont hereby certify that this Amendatory Ordinance was adopted by the Almont Village Council on the 1st day of August, 2000 and was published in the *Tri-City Times* on the 9th day of August, 2000. The Ordinance was made effective as of said date of publication.


Sally McCrea
Clerk


Steven Schneider
President